144.0	0003	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,300 /	815,300
					USE VALUE:	815,300 /	815,300
					ASSESSED:	815,300 /	815,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEFFEY STEWART H III &
Owner 2:	STEFFEY HILDE ANNE
Owner 3:	
Street 1:	182 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHUANG CHANG JUI -
Owner 2:	WANG SHAN YU -
Street 1:	182 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	359,300		456,000	815,300
Total Card	0.115	359,300		456,000	815,300
Total Parcel	0.115	359,300		456,000	815,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.72 /Parcel: 480.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93990

GIS Ref

GIS Ref

Insp Date 05/30/17

!11228!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,300	0	5,000.	456,000	815,300		Year end	12/23/2021
2021	101	FV	348,400	0	5,000.	456,000	804,400		Year End Roll	12/10/2020
2020	101	FV	348,600	0	5,000.	456,000	804,600	804,600	Year End Roll	12/18/2019
2019	101	FV	263,200	0	5,000.	427,500	690,700	690,700	Year End Roll	1/3/2019
2018	101	FV	263,200	0	5,000.	353,400	616,600	616,600	Year End Roll	12/20/2017
2017	101	FV	251,800	0	5,000.	324,900	576,700	576,700	Year End Roll	1/3/2017
2016	101	FV	251,800	0	5,000.	296,400	548,200	548,200	Year End	1/4/2016
2015	101	FV	245,600	0	5,000.	290,700	536,300	536,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:08:30

LAST REV

Date	Time
06/22/21	08:58:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHUANG CHANG JU	66344-141		11/6/2015		640,000	No	No		
MEYERS DAVID S	53349-582		8/8/2009		520,000	No	No		
MANTERNACH JOSE	39004-242		5/1/2003		435,000	No	No		
DRAIN MARGARET	31663-211		7/31/2000		340,000	No	No		
	20595-257		6/1/1990		204,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2021	254	Redo Bas	45,000	O				
6/7/2016	743	Addition	58,280					2nd fl addition ov
5/2/2002	312	Siding	10,000	C				SIDING & WINDOWS
6/4/2001	373	Alterati	3,600	C				2 SKYLIGHTS/DOOR W
7/28/1994	378		6,500					REM/BATH-REPAIR/ST

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	Meas/Inspect	DGM	D Mann
5/30/2017	Permit Visit	DGM	D Mann
1/26/2009	Meas/Inspect	372	PATRIOT
7/9/2003	MLS	MM	Mary M
2/6/2003	External Ins	PM	Peter M
12/2/2000	MLS	MM	Mary M
1/14/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26910377
Const Adj.:	0.97515047
Adj $ / SQ:	160.884
Other Features:	76096
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441415
Depreciation:	82103
Depreciated Total:	359312

COMMENTS

SCUTTLE PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

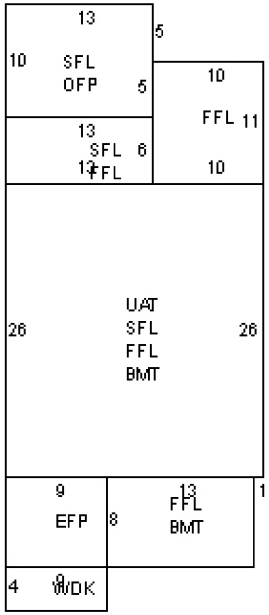
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.97
Special Features:	0	Val/Su Net:	128.97
Final Total:	359300	Val/Su SzAd	211.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	890	160.880	143,187
SFL	Second Floor	806	160.880	129,672
BMT	Basement	702	48.270	33,882
UAT	Upper Attic	150	64.350	9,621
OFP	Open Porch	130	28.470	3,701
EFP	Enclos Porch	72	63.420	4,566
WDK	Deck	36	15.600	562

	Net Sketched Area:	2,786	Total:		
Size Ad	1696	Gross Area	4794	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc